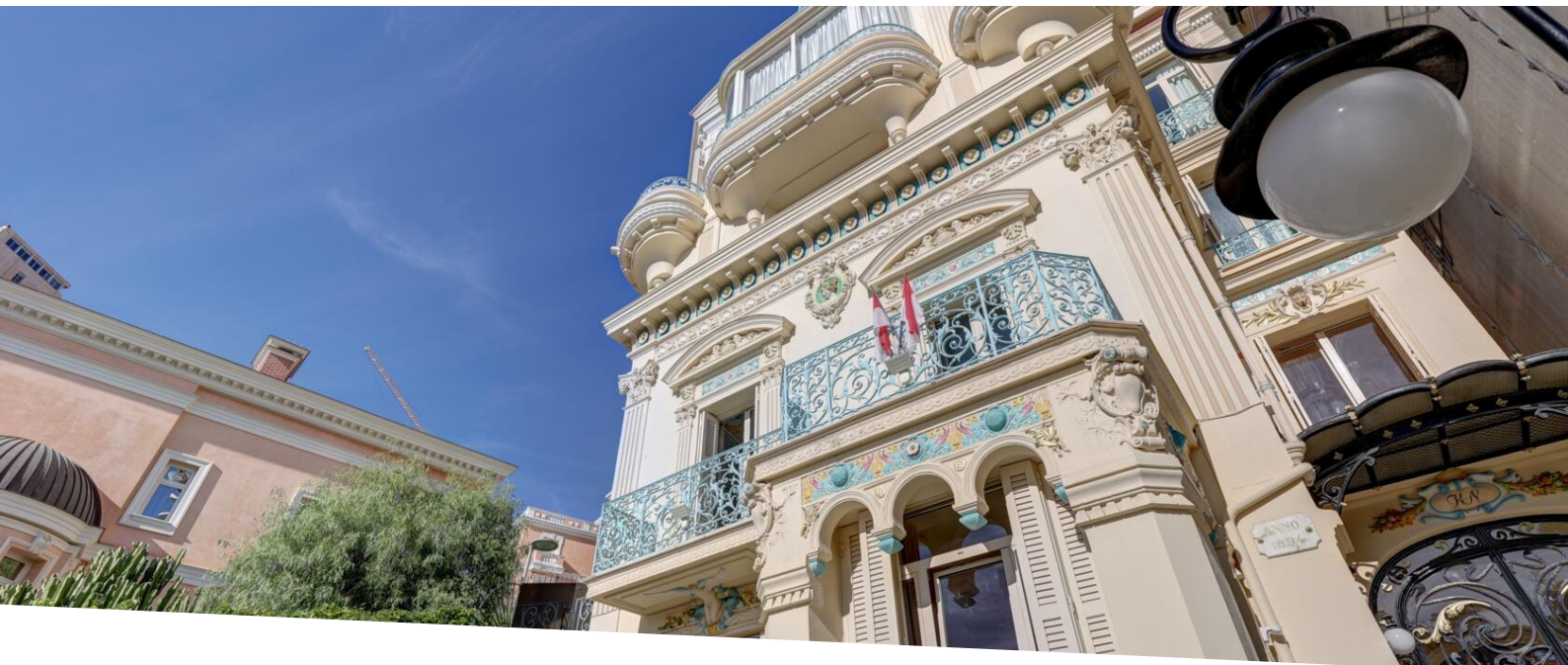




VILLA - LUXURY PROPERTY - LIFE ANNUITY

Viager

45 000 000 €

<i>Product type</i> House	<i>Viager</i> Yes
<i>Num rooms</i> 6	<i>District</i> La Rousse - Saint Roman
<i>City</i> Monaco	<i>Country</i> Monaco
<i>Living area</i> 503,20 m²	<i>Land area</i> 173,50 m²
<i>Total area</i> 676 m²	<i>Bedrooms</i> +5
<i>Bathrooms</i> +5	<i>Parking</i> 1
<i>Cellar</i> 1	<i>Ref.</i> Villa Saint Roman / MC2

Exceptional villa in the Saint Roman area, built in 1894, rich in history it is recognized as a "Remarkable Built Element" under sovereign order n°4482 of 13.09.2013 modified.

This unique residence offers spacious volumes with 7 bedrooms, as well as a magnificent large terrace on the first floor. It benefits from air conditioning, an elevator, a cellar, a boiler room and a garage.

Offered for sale on a life annuity basis (approx. 85 years)

This exceptional property comprises :

- Garage, cellar and boiler room: 54.20 m².
- First floor: 132 sq.m.
- Exterior ground floor + first floor: 121.7 m²
- 1st floor: 109 m² (109 sq.m.)
- Ground floor + 2: 103 m²
- Ground floor + 3: 104 m²



